

## **APPENDIX K**

**Public Meeting Notes  
Public Response Letters**

# MADISON COUNTY PLANNING BOARD

P.O. Box 278 • Virginia City, Montana 59755 • Phone (406) 843-5250 • Fax (406) 843-5229

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April 9, 2009

Mr. David Grigsby, AIA  
DRG Architects, PC  
P.O. Box 175  
McAllister, MT 59740

RE: Stone Ridge Club Subdivision – Pre-application

Dear Mr. Grigsby:

The Planning Board considered the pre-application for Stone Ridge Club Subdivision on April 6, 2009. Following is a summary of the comments from the draft minutes.

- Only fencing will be kennels? *And some low landscaping fences. There will be a riding arena with a fence around it.*
- How many horses? *Each residence would be allowed up to 2 but horses won't be allowed on the property year-round.*
- Open space up north – is it pasture? *No. FW&P requested it be left to as much sagebrush as possible. After talking to Bob Brannon at FWP, they are going to reconfigure the layout on the north side to keep the houses as far as possible from the north and keep open space in northwest corner.*
- Who decides who gets to use the pasture? Who gets to put their horses there? *There is potential for 64 horses in the pasture area. Horses would be allowed on a temporary basis only.*
- The use of the pasture needs to be made a condition in the covenants.
- 46 shares of water rights – how much water is that? And what will be done with it? *Not sure how much water and it will be used to irrigate the horse pasture.*
- Is 46 shares enough for the pasture? *It has been used for that in the past.*
- Water rights in subdivisions don't always work out. *Only the first cluster would have access to the water.*
- Pasture is south of the ditch and comes off of the Patrick's land – what kind of condition is it in? *Jim Patrick reported that the portion coming off of his land hasn't been used in years and would take some cleaning and head gate repair in order to be operable.*
- How will the lots be sold? *In pods over about a 10-year period, building out the clusters. The first phase will be the two lots on the flag and the southern cluster with the clubhouse and tennis courts. As lots sell, the development will proceed north.*
- Will the redesigned pod in the north still contain 8 lots? *Yes.*
- Does perimeter fencing currently exist? *Yes*

- Is it wildlife-friendly? *No – barbed wire fencing will be replaced with smooth fencing.*
- Do elk hop the fence? *Yes*
- Will outdoor food storage be addressed? *Yes*
- Subdivision technically has a lot of open space but there is a lot of activity in the center area.
- Right in guidelines of cluster development.
- *Dave Grigsby stated that they are keeping to 3 acre parcels with no fences around parcels. Keeping development off of the creek and ridge; creating trails to access those areas. And are very conscious of lighting issues.*
- *Seems denser than the rest of the area. Could do 5 and 10 acre parcels with fences but chose this method in order to keep common land open.*
- Is the ditch seasonal? *Yes*
- Will the pond be used for fire suppression? *Yes, with a well.*
- The first main bridge is rated for 30 tons, what about the other bridges? *Will be culverts.*
- RV storage was a nice idea; sorry to see it removed. *Was trying to be neighborly and understood the view of RV storage may not be acceptable. RV and horse trailer storage will be up to the individual with guidelines, enclosed in structures of a similar architectural style to the house.*
- Charity stated that a question has come up regarding the status of Elk Hills Road; that will need to be resolved. A similar issue came up with Twin Knob and Nugget Bench.
- Flooding is an issue on the existing Elk Hills bridge. *Access through Stone Ridge would be a good emergency route for them as the Stone Ridge crossing location is higher. They propose putting in an emergency access road, reseeding it, then keeping it maintained as part of their trails.*
- A seeded trail for emergency access a good idea; it could be traveled but not look like a road. Would this be acceptable? *Charity commented that it likely be okay if it is acceptable to Emergency Services.*
- Must have emergency access. Emergency access issue.
- Where will residents keep their horses when they are not riding them? *There are rental lands in the area available to them. The owner is considering some options on other property he owns in the area.*
- If the rules on horses are not clear there will be problems. It needs to be very clear what is and is not allowed.
- Site tour is needed. *Planning staff will schedule a site tour of the area.*

No! →

#### Comments from the Public:

- Lots of animals and birds use this area.
- Wide open space is lovely and one of the reasons for living in the area.
- Glad that RV storage has been eliminated.
- Light pollution could be an issue. Good that there will be guidelines and no lighting on the tennis court.
- Water rights are ambiguous.

- The water table could be drawn down with a subdivision of this size.
- Would like to see one emergency egress instead of two.
- Would rather not see the development happen at all. Would like to see less of it but at least these issues are already being addressed by the developer.
- No known support from the Elk Hills subdivision for Stone Ridge.
- Is like putting a high-rise in the middle of nowhere. Stone Ridge doesn't fit.
- People built homes in Elk Hills to enjoy nature – elk give birth here.
- FW&P did a walk through; they don't live there. Every part of this area is unique and has animals.
- Applauds effort to preserve grassy areas.
- Stone Ridge will be huge and dense.
- McAllister is windy – why put in a tennis court? It doesn't fit.
- Too big too fast.
- Why does Stone Ridge need a clubhouse?
- This development does not fit with this area

The geology checklist was sent to you on March 24, 2009.

If you decide to proceed with this project, a preliminary plat application will need to be submitted by April 6, 2010 or the process will need to start over. Please call me if you have questions.

*Charity Fechter*

Charity Fechter  
Planning Director

Cc: Sam and Sherry Scott

James B. and Anna M. Woods  
P. O. Box 245  
McAllister, MT 59740

March 29, 2009

DRG Architects, P.C.  
P. O. Box 175  
McAllister, MT 59740

Re: Stone Ridge Club

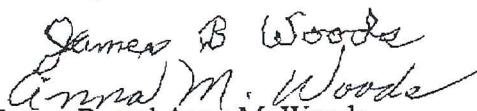
Gentlemen:

We are the owners of Parcel 19 of Elk Hills Subdivision, 99 Elk Hills Road, McAllister, MT, and have owned the property since 1992. Although we have not received as yet a packet from you as an adjacent property owner, we would like to offer the following comments and objections to the proposed Stone Ridge Club development, pursuant to your letter of March 19, 2009.

1. The number of homes you are proposing is excessive. Herds of elk migrate through the property each spring and fall to go into Cashman's property on the north where you propose lots 23 through 30. Last April we counted at least 105 elk moving through the property at one time. Homes in this area will definitely have an adverse effect on the elk.
2. We object to the emergency use of Elk Hills road. Elk Hill owners along Elk Hills Road from the "private sign" to the north end of the road have given 60 foot easements over their property for the road and utilities. This is private property and any emergency exit needed should be on the development property. We envision ATVs and horse trail riders deciding in the future to use the exit.
3. We are interested in knowing if heavy construction equipment will be using the bridge on Elk Hills Road in developing the property. The owners in Elk Hills have spent considerable funds maintaining that bridge, but it is not made for heavy equipment.
4. We are concerned about light pollution from the number of homes, tennis courts, barns, riding arena, etc. in the proposal. Mr. Scott keeps his property on South Meadow Creek Road extremely well lighted!

We thank you for taking the above comments into consideration and making appropriate changes in your development plan.

Sincerely,

  
James B. and Anna M. Woods

Cc: Charity Fechter, Planning Director  
Madison County Planning  
Jeff Montag, Elk Hills Homeowners Assoc.  
Secretary/Treasurer

March 30, 2009

TO: Dave Grigsby, AIA  
Sam and Sherry Scott  
Madison County Planning Board

From: Jim and June Patrick

Comments regarding the proposed Stone Ridge Subdivision located in McAllister, MT:

1. We would prefer to see the land remain native under a conservation easement.
2. If the land is subdivided, we would rather see fewer lots.
3. We would like the RV storage area eliminated. There is space in Ennis for RV storage that would be preferable to a dedicated RV storage area on such a nice piece of land.
4. Regarding the issue of emergency exits, if only one emergency exit would serve the purpose it would eliminate the need for two points of access to Elk Hills Road.
5. It would be preferable if the emergency exit road(s) could be re-seeded to blend in with the native landscape, reducing the effect of scarring on the land.
6. We are concerned about the impact the proposed number of houses would have on the water table.
7. We would like to suggest creating a park-like setting around a sustainable vegetable and flower garden in place of the tennis court.
8. If a tennis court remains in the plan we would request it not be lighted at night.

Thank you for taking these comments into consideration.

March 30, 2009

Dear Dave,

Thank you for taking the time to show us around the proposed Stone Ridge subdivision last Friday. We appreciated being able to walk some of the property with you and to discuss various aspects of the project.

While we would obviously like to see the area remain native, it appears you have worked to lessen the impact on the land by providing unfenced, open space, and protecting the riparian habitat adjoining South Meadow Creek. We appreciate the fact the plan addresses the often ignored "Codes of the West" by not designating building sites on ridge lines and by implementing exterior light restrictions.

As proposed by the Madison County Planning Board we have attached comments for consideration by you, Sam and Sherry Scott, and the Planning Board.

Sincerely,

Jim and June Patrick

**Charity Fechter**

**From:** James Bond [docbond@gmail.com]  
**Sent:** Monday, March 30, 2009 2:26 PM  
**To:** mcplanner@3rivers.net  
**Subject:** Stone Ridge Club Subdivision

Dear Charity, My name is Dr. James Bond and I am the current President of the Elk Hills owner's Association. I recently retired from my Madison Valley Veterinary Clinic in Ennis after serving residents of Madison County for over eleven years. I am also one of the original land owners (since 1993) and the first and only full-time family resident for over 10 years. I only give you these facts so you can better appreciate my qualifications and justification to verbalize my concerns and opposition to Stone Ridge Club subdivision bordering the long-standing Elk Hills subdivision. I/We are strongly opposed to this plan for a number of reasons but I will list the major concerns. First- Elk herds have depended on the well-protected areas below James Wood's lot and below the hill ( south east of Leonard Creek ) owned by Beaverdam Ranch. These areas provide wintering and calving grounds. The impact should be studied carefully by Wildlife Biologists to disclose the true negative ramifications associated with the development of the area over many years with such a large number of homes/residents in that area. Secondly- the area has maintained large lots ( 20 acre or larger ) with low density homes to accommodate the wildlife and the true beauty of Montana landscapes. This new type of city-like subdivision would be totally out-of-character for this area of South Meadow Creek and goes against the desires of the neighboring residents. Thirdly- the likelihood of a gradual increase in various forms of unauthorized use in Elk Hills by the residents of Stone Ridge Club should be expected and anticipated with such a concentrated number of homes and people. Such occurrences would infringe upon our current rights to privacy, safety and tranquility which is the main reason most of us were drawn to Elk Hills initially. It would change the appeal and desirability of the area. Lastly, I would mention the light and noise pollution to existing residents which we all would oppose as well as the additional traffic use on S. Meadow Cr. road which would adversely impact the safety and maintenance requirements. I/We vehemently oppose the granting of any authorization for any use of any portion of Elk Hill's roads or bridges at any time for any reason. I/We want to preserve their condition and limit/stop any unlawful travel by trespassers into Elk Hills which is our right. These are the sentiments of the vast majority of the association's owners in Elk Hills as well as my entire family. We request that you study these concerns diligently and honestly while considering this new subdivision. After due diligence I am confident you will see the obvious multiple negative impacts on the welfare of wildlife and area residents which should be protected and preserved. I would welcome any questions or further discussion in an attempt to provide deeper insights to the situation at hand. Thank you for your time and consideration of this matter. Sincerely, James Bond D.V.M. President of Elk Hills Owners Association 406-570-4451 anytime !

3/30/2009

## Charity Fechter

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**From:** jrosen@3rivers.net  
**Sent:** Monday, March 30, 2009 4:21 PM  
**To:** gus@3rivers.net; wadelkmt@3rivers.net; mvranch@3rivers.net; maddison@3rivers.net; donloyd@3rivers.net; madco@madison.mt.gov; mcplanner@3rivers.net; jjarvis@3rivers.net; planb@3rivers.net  
**Cc:** saffron@3rivers.net; kmontag@3rivers.net  
**Subject:** Proposed Stone Ridge Development  
**Importance:** High

Ladies & Gentlemen:

I am writing to express my deep concern over the proposed Stone Ridge Club development on South Meadow Creek Road.

I am a resident of the Elk Hills subdivision, above the site of the development in question, and also the minority owner of a business in Ennis (the Madison River Fishing Company). I've owned my property in McAllister and the interest in the business in Ennis for nearly than two decades. During that time, much has changed in Madison County, but, largely through your and your predecessors' efforts, the area has nonetheless retained its very special look and feel. I am hoping you will continue that vigilance.

I first heard about the Stone Ridge proposal via a memo from the developer dated March 19, 2009 which caught up to me two days ago. I understand that you will be considering the proposal at your meeting this evening.

Based upon the materials I have reviewed (a plat and a concept memo), the development seems inconsistent with the surrounding land uses and likely to put real stress on indigenous herds of elk and antelope as well as the population of jackrabbits along the county road.

The proposed project density is substantially higher than adjacent uses (Elk Hills, for example, is restricted to 20 acre lots). Moreover, the related recreational uses -- tennis, club houses, equestrian rings and barns and other facilities and all that go with them -- will further create a sense of mass and busy-ness. In addition, the terrain itself is relatively flat and devoid of trees or other features that might mask the houses, garages, out-buildings, fences, storage facilities and other structures that will jam the horizon. The result will be a small city jutting out of the sage brush and grazing land, artificially sculpted and doubtless extravagantly and artificially irrigated. By day, the terrain will have been irrevocably altered. And at night a host of lights -- interior and exterior -- will create an unsightly loom.

During construction -- a period of years -- the throb of earth moving equipment and other machinery will interrupt the silence and, thereafter, traffic will rumble down roads that already are stressed from the higher density that has come to South Meadow Creek.

I think it is imperative that you review this proposal carefully, delay any decision until there has been a real opportunity to listen to residents, and consider major limitations on scope and density.

Thank you very much for your consideration.

Sincerely yours,

Jeffrey J. Rosen

**Kim & Jeff Montag**  
**PO Box 358**  
**McAllister, MT 59740**

April 2, 2009

Ms Charity Fechter  
Madison County Planning Director  
PO Box 278  
Virginia City, MT,

Dear Ms Fechter:

We are Kim and Jeff Montag and we are Montana residents living in our home in the Elk Hills subdivision in McAllister. We own Lots 17 and 18 in the Elk Hills subdivision and Lot 18 adjoins the property subject to the proposed Stone Ridge Club subdivision. In addition to these properties, we own a section adjoining the Shining Mountains subdivision on which we have placed a conservation easement with Montana Land Reliance. We also own a townhouse on the golf course in Ennis that we rent. Jeff is a Director of the Madison River Foundation and of the Farm To Fork Corporation – a non-profit Montana corporation recently formed to promote food producers in Madison County. Jeff is also a member of the Ennis Lions Club and is an officer of the Elk Hills Owners Association, although he is not writing to you in that official capacity. We are invested in and care deeply for this Valley and our community.

We wish you to know of our personal objection to the use of the Elk Hills Road for any purpose in connection with the proposed Stone Ridge subdivision, as that Road is a "private" road in its entirety, owned and maintained by the Elk Hills subdivision. We have repeatedly asked the Stone Ridge developers' consultants to provide us with any authority on which the developers are relying to allow their use of the Road in connection with their proposed subdivision without permission. This has not been forthcoming and we believe it is because they have no such authority.

You should also be aware that in our communications with the Stone Ridge developers' consultants, they have repeatedly asserted that the County Planning Office is the driving force for their contemplated use of the Elk Hills Road in connection with the proposed subdivision. They have also asserted that:

- a) the County Planning Office has specifically required the second emergency exit on the upper Elk Hills Road,
- b) the "County" believes there is a legal right for the Stone Ridge developers to use the Elk Hills Road and
- c) the County Attorney will ultimately "make the determination."

In addition to our objection to the use of our private road, we have additional concerns about the development and what it would do to the surrounding environment. The proposed subdivision would add 32 new houses in a 200 acre plat of land. That level of density for a development in the foothills of the mountains seems extremely excessive and we feel would put a strain on the resources and environment that is unnecessary and inappropriate in this area.

We do not feel Stone Ridge Club's current development plans meet the desires of the County and the community to develop the lands of Madison County in a responsible way that considers the impact on the wildlife and the people that have previously settled here.

Stone Ridge is proposed to be built in the SE ¼ of Section 26, T04S, R02W in Madison County. If you consider the impact on the density of the surrounding area – the 9 sections surrounding the proposed development that would use South Meadow Creek road for access (Sections 22-27 and 34-36) – the proposed subdivision would almost double the number of houses. The area would go from one house per 144 acres to 1 home per 80 acres. The addition of these 32 houses to this area would double the resident traffic on South Meadow Creek Road – which is a gravel road that receives quite a bit of snow in the winter. This is a ranching community that backs up on the Beaverhead National Forest in the foothills of the Tobacco Root Mountains. Currently there are about 30 homes in the area that use South Meadow Creek Road beyond the proposed development.

The Stone Ridge subdivision is planned to be built on an open, rocky sloping parcel of land with very little vegetation that would allow the 32 planned houses to blend in with the environment. The elevation changes 260 feet across the ¼ mile length. The houses and ancillary buildings would be really out in the open and not only visible from the County road but most likely from HWY 287. All other private homes in the area are on larger acreage (Elk Hills lots are 20 acres) and are mostly hidden by trees and terrain from the county road. As visitors to the South Meadow Lake area of the National Forest drive up South Meadow Creek Road they would look upon these 32 planned houses for a number of miles.

The proposed subdivision provides for houses in cul-de-sac arrangements on 2 acre parcels. This puts 32 septic fields, water wells, and propane tanks in a 64 acre area. We understand this leaves open space for wildlife migration, but we feel the open space could be better used if the houses were on larger lots with specified 1 acre building sites. The migration could happen between the houses as it does in Elk Hills. It is also a concern to us that the number of wells and septic systems could degrade our water table and effect Leonard and South Meadow Creek toward which the proposed subdivision slopes. Not to mention the cul-de-sac locations are on the highest elevations of their land and close against the property border which will make them easily seen by the adjacent property owners.

Elk as well as antelope, deer, bobcats, mountain lions and black bears are seen often in the area. We believe the elk calve in the area of the proposed subdivision. We are concerned about how the density of these houses will affect the wildlife in the area. Along with 32 planned houses in a 200 acre area would come noise pollution, light

pollution and smoke pollution which will negatively impact the environment for those who live in this area.

We think the County Planning Office and the Board should insist the developers take certain steps prior to the approval of this proposed development at a minimum:

1. Remove the use of the Elk Hills Road in connection with the subdivision for any purpose at any time.
2. Engage independent parties to perform assessments of the likely impacts of the proposed subdivision on
  - a. migratory wildlife;
  - b. water resources currently available to Elk Hills and other adjacent homeowners;
  - c. health issues related to the number of septic systems planned – does the soil and slope allow for these systems without affecting the neighboring creeks? Perk tests should be required on each proposed building site by the County Sanitarian.
  - d. environmental issues related to the potential air, light and noise pollution
  - e. increased traffic on South Meadow Creek Road above the North Meadow Creek split

We believe it is important for the County Planning Office and Board to make a site visit of this proposed development to understand the visual issues discussed above. We request that you provide a copy of this letter to the Board members and make it a part of the public record related to the proposed Stone Ridge Club subdivision.

Thank you for the opportunity to communicate our concerns and for your consideration of these comments.

Yours truly,

A handwritten signature in black ink, appearing to read "Kim & Jeff Montag". The signature is stylized with large, flowing loops and a long horizontal stroke extending to the right.

Kim & Jeff Montag

cc: David Grigsby, DRG Architects, P.C.

**Staff**

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**From:** "Dave Grigsby" <dave@drgarchitect.com>  
**To:** "Staff" <staff@drgarchitect.com>  
**Sent:** Monday, April 06, 2009 8:01 AM  
**Subject:** Fw: Stone Ridge Club Subdivision

----- Original Message -----

**From:** Charity Fechter  
**To:** 'James Bond'  
**Cc:** 'Dave Grigsby'  
**Sent:** Monday, March 30, 2009 2:39 PM  
**Subject:** RE: Stone Ridge Club Subdivision

Thank you for your comments.

Note: The March 30 Planning Board meeting was postponed to Monday, April 6.

Charity Fechter  
Planning Director

Madison County Planning  
PO Box 278  
Virginia City, MT 59755  
(406) 843-5250  
www.madison.mt.gov

**From:** James Bond [mailto:docbond@gmail.com]  
**Sent:** Monday, March 30, 2009 2:26 PM  
**To:** mcplanner@3rivers.net  
**Subject:** Stone Ridge Club Subdivision

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4/6/2009

additional traffic use on S.Meadow Cr. road which would adversely impact the safety and maintainance requirements. I/We vehemently oppose the granting of any authorization for any use of any portion of Elk Hill's roads or bridges at any time for any reason. I/We want to preserve their condition and limit/stop any unlawful travel by trespassers into Elk Hills which is our right. These are the sentiments of the vast majority of the association's owners in Elk Hills as well as my entire family. We request that you study these concerns diligently and honestly while considering this new subdivision. After due dilligence I am confident you will see the obvious multiple negative impacts on the welfare of wildlife and area residents which should be protected and preserved. I would welcome any questions or further discussion in an attempt to provide deeper insights to the situation at hand. Thank you for your time and consideration of this matter. Sincerely, James Bond D.V.M. President of Elk Hills Owners Association 406-570-4451 anytime !

4/6/2009

April 10, 2009

Charity Fechter  
Planning Director  
PO Box 278  
Virginia City Montana 59755

RECEIVED  
7.13.09


To Whom it may concern:

Re: Stone Ridge Club Subdivision

This housing project is absolutely what we don't need in Montana and especially not in our beautiful, charming and low keyed Madison Valley. This is a California, Florida or "Yellowstone Club" type development. It is not suitable or desirable in Madison county.

1. We were originally told by the owner that there would be only four individual high quality homes built. 32 homes clustered together is not acceptable. Most single family homes in the area are on at least 20 acres or more.
2. This area is a well known migration path for elk deer and antelope.
3. From personal experience alone, I know the "Emergency Only" entrance onto Elk Hills road will not work. Very few will obey the sign and the emergency units will not permit the use of a locked gate.
4. Adding 32+ cars to Elk Hills road not to mention the South Meadow Creek Road will be a nightmare after a heavy rainfall or snow runoff. The roads become slippery as ice and can be impassable.
5. Evening and night light pollution. This will be difficult to control.
6. Septic tank pollution.
7. Water useage will be greatly increased.
8. The outside RV storage area only hidden by an earthen berm. Elk Hills residents will look down upon this unsightly area. A sight that looks like an auto junk yard.
9. Also from personal experience, the Elk Hills road across from lots #12, #13 is very steep and when covered with ice or packed snow, becomes very slippery and difficult to stop and control a vehicle. Some have gone over the side into the proposed site.
10. Noise pollution must be considered. A cluster of 32 homes, tennis courts and a club house. Noise travels uphill into Elk Hills.

Sincerely yours,



Thomas G. Schauwecker, D.V.M.  
57 Elk View Road  
McAllister, MT  
P.O.Box 129 406-682-7105, 949-493-3071

**Staff**

---

**From:** "Dave Grigsby" <dave@drgarchitect.com>  
**To:** "Staff" <staff@drgarchitect.com>  
**Sent:** Monday, April 06, 2009 8:01 AM  
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4/6/2009

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4/6/2009

**Dave Grigsby**

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**From:** "Dave Grigsby" <dave@drgarchitect.com>  
**To:** "Chevalier Cheri" <cheri\_n\_c@yahoo.com>  
**Sent:** Saturday, April 11, 2009 3:09 PM  
**Subject:** Re: Stone Ridge Club

Sorry Cheri,

I forgot your question about water rights. The Irrigation Company doesn't belong to Elk Hills. It is a separate entity that I believe was formed some time ago. It was originally dug to water the ranches further down hill of which the Scott's property was one of them. There are only a few water right owners comprising the Elk Hills Irrigation Company and I'm sure they were based on historical use when originally applied for and divided up. At least that's my understanding. Another thought that may help understand a little more is that the Scotts have lived on Meadow Creek Road since well before the Elk Hills Subdivision was created.

Dave

— Original Message —

**From:** Chevalier Cheri  
**To:** DRG Architects PC ; John Lounsbury  
**Sent:** Saturday, April 11, 2009 9:54 AM  
**Subject:** Stone Ridge Club

9/5/2009

**Dave Grigsby**

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**From:** "Chevalier Cheri" <cheri\_n\_c@yahoo.com>  
**To:** <dave@drgarchitect.com>  
**Sent:** Sunday, April 12, 2009 9:04 AM  
**Subject:** Thank you

Thank you Dave,

I appreciate your quick response. I think the Stone Ridge Club will be a nice addition to the community.

Sincerely,  
Cheri

9/5/2009

**Dave Grigsby**

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**From:** "Dave Grigsby" <dave@drgarchitect.com>  
**To:** "Chevalier Cheri" <cheri\_n\_c@yahoo.com>  
**Sent:** Saturday, April 11, 2009 2:56 PM  
**Subject:** Re: Stone Ridge Club  
Hi Cheri,

Thank you for the letter.

There's a lot of concern over the "Emergency Only" connections between the proposed Stone Ridge Subdivision and the Elk Hills Road. I think the concerns are stemming from both a misconception of what an Emergency Only access is, and from some concerned Elk Hills residents that just don't want to see another subdivision. I can't do much for those not wanting to see a new subdivision except try to make it as upscale and agreeable as possible and still meet the new Madison Valley Growth Management Plan guidelines that asks for "cluster type developments" in lieu of the old chop it up into 5 and 10 acre fenced tracts, etc. Due to concerns from residents about density, we are currently working on a reduction in the number of homesites to around 25 from the original 32 concept.

As far as the Emergency Only accesses, they are just that **EMERGENCY ONLY**. This development won't be using them for anything but an emergency. The County has told us we have to have them. They want Elk Hills to have an Emergency route to our interior roads and vis-versa and we can't get around it. The Planning Board pointed out that they are mainly for fire protection and access. The County assures us that the Elk Hills Road while currently being maintained by the Elk Hills Home Owners, is a Private/public road and though the County doesn't maintain it, they said they have the right to make our subdivision build the emergency egresses between the two subdivisions. They also informed me that if another subdivision goes in to the north or east of us, we will also have to allow for Emergency connections to the new subdivision(s). All of our normal traffic will be travelling on our interior road system accessed from South Meadow Creek Road.

We have also requested a Variance to the road standards to allow us to develop the emergency roads and accesses by simply bringing them to grade in a dedicated easement, then re-seed them with native grasses and wildflowers and put a graveled walking trail down the center of them to the gates and connecting with our interior walking and horseback riding trail system. The County seemed to support the

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April 11, 2009

**SUBJECT: Stone Ridge Club**

I received information from Jeff Montag regarding this planned subdivision, after the planning meeting had taken place. In looking over the proposal, I have a couple concerns:

**Roads:** The use of Elk Hills Road to South Meadow Creek County Road. Elk Hills is a private road. I think it should remain private and not for the use of another subdivision. Once a president is set, it would be hard to keep other subdivisions from having access; (If a subdivision goes in above Elk Hills, for instance).

**Water Rights:** I don't understand, if it's Elk Hills Irrigation Company, how does the developer of Stone Ridge own 46 shares?

Sincerely,

Cheri N. Chevalier  
Lot 21B, Elk Hills